

Piedmont East Suite 1011, 37 Yella Rd, Greenville S.C. 29615  
 STATE OF SOUTH CAROLINA S.C. 23-826679 POOL 1577 PAGE 163  
 COUNTY OF GREENVILLE DEED BOOK 83 PAGE 918

THIS MORTGAGE made this 30th day of July, 1982, among PAT S. PENSA (hereinafter referred to as Mortgagor) and FIRST UNION MORTGAGE CORPORATION, a North Carolina Corporation (hereinafter referred to as Mortgagee):

WITNESSETH THAT, WHEREAS, Mortgagor is indebted to Mortgagee for money loaned for which Mortgagee has executed and delivered to Mortgagor a Note of even date herewith in the principal sum of ELEVEN THOUSAND DOLLARS AND NO/100 DOLLARS (\$ 11,000.00 ), the final payment of which is due on August 15, 1987, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to execute said Note and to execute this mortgage, which was recorded June 30, 1978 and recorded June 30, 1978 in Deed Book 1082 at Page 309.

This mortgage is second and junior in lien to that mortgage given in favor of First Federal Savings and Loan Association in the original amount of \$58,900.00 which mortgage was recorded in the RMC Office for Greenville County, South Carolina on June 30, 1978 in Volume 1436 at Page 969 and re-recorded in the RMC Office for Greenville County, South Carolina on July 21, 1978 in Volume 1438 at Page 870. FIRST UNION MORTGAGE CORPORATION

S.C. DEED BOOK 1988

DEC 15 1983 1988

BY: *[Signature]* Vice President  
 WITNESS: *[Signature]*

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining. Including but not limited to all buildings, improvements, fixtures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and also together with any screens, window shades, storm doors and windows, screen doors, awnings, stoves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not).

TO HAVE AND TO HOLD the same with all privileges and appurtenances thereunto belonging to Mortgagee, its successors and assigns, forever, for the purposes hereinafter set out and Mortgagee covenants with Mortgagee, its successors and assigns, that Mortgagee is seized of, and has the right to convey, the premises in fee simple; that the premises are free and clear of all encumbrances except for a prior Mortgage, if any; and that Mortgagee will warrant and defend title to the premises against the lawful claims of all persons whomsoever.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows:

1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above mentioned Note and any Note(s) secured by lien(s) having priority over Mortgagee's within described lien in the amounts, in the manner and at the places set forth therein. This mortgage secures payment of said Mortgagee's note according to its terms, which are incorporated herein by reference.

2. TAXES. Mortgagor will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mortgagee may pay the same; and will promptly deliver the official receipts therefor to the mortgagee. If the mortgagor fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like, then, the entire amount of the debt secured, or intended to be secured, shall forthwith become due, at the option of said mortgagee.